



Rick Biasotti, *Chair*
Marie Kayal, *Vice Chair*
Kevin Chase
Mary Lou Johnson
Sujendra Mishra
Perry Petersen
Joe Sammut

**MINUTES
PLANNING COMMISSION MEETING**

October 18, 2016

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:05 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Biasotti	X	
Vice Chair Kayal	X	
Commissioner Chase		X
Commissioner Johnson	X	
Commissioner Mishra	X	
Commissioner Petersen		X
Commissioner Sammut		X

STAFF PRESENT:

Planning Division:

Community Development Director: David Woltering
Senior Planner: Michael Smith
Associate Planner: Matt Neuebaumer

ROLL CALL

PLEDGE OF ALLEGIANCE: Commissioner Kayal

SWEARING IN OF COMMISSIONERS: Carol Bonner

1. APPROVAL OF MINUTES – September 20, 2016

Motion to continue UP 16-009 in order for the applicant to revise the plans.

Commissioner Johnson/Kayal

VOTE: 3-0
AYES: All Commissioners present
NOES: None
ABSTAIN: Kayal

2. COMMUNICATION – None

3. PUBLIC COMMENT – None

4. ANNOUNCEMENT OF CONFLICT OF INTEREST – None

5. PUBLIC HEARINGS:

A. 1429 Kains Avenue (APN: 020-082-020)

Request for a Use Permit to allow the construction of a 566 square foot addition that exceeds the maximum permitted floor area guideline of .55 (.57), and exceeds 1,825 square feet of living area (2,745s.f.) with a one car garage per Section 12.200.030.B.2 and 12.200.080.A.2 of the San Bruno Municipal Code. Veronica and Fabian Juarez (Applicant & Owner).

Associate Planner Neuebaumer: Presented Staff Report

Staff recommends that the Planning Commission deny Use Permit 16-009 based on staff's analysis and based on Findings 2 and 4.

Questions for Staff

Commissioner Mishra: Asked if there were any changes made to the plans since the ARC review.

Associate Planner Neuebaumer: The design remains as previously proposed.

Public Comment –

Project Architect: The proposed plan meets his clients desire for additional space.

Veronica Juarez/Owner: Introduced herself and family and their connection to the City of San Bruno. She indicated her family's desire for additional space, including a master bedroom space.

Commission Comment

Commissioner Mishra: Asked for Commissioner Biasotti and Johnson's thought on the project.

Commissioner Johnson: Applicant was mindful and open to bringing the home into compliance.

Commissioner Biasotti: Expressed his concerns about the proposal being well beyond the scope of what the Commission has approved in the past in terms of square footage with a single car garage.

Director Wolterning: Asked staff to comment on existing parking situation.

Associate Planner Neuebaumer: Provided an overview of the alternatives suggested by staff, including a tandem garage.

Commissioner Mishra: Stated that he would be going with staff's recommendation for denial, as the floor plan is too large to allow this plan to move forward.

Veronica Juarez/Owner: Asked for clarification on what amount of floor area the Commission would be comfortable with approving.

Associate Planner Neuebaumer: Generally staff would support approval with a floor area ratio range of .60 to .62.

Commissioner Johnson: It doesn't make sense to compare an existing single family home to a new development on a vacant lot.

Commissioner Biasotti: Noted that he would not be comfortable with a floor area ratio beyond .62.

Commissioner Johnson: Supports continuing the item for the applicant to consider the proposed options and revise the plan.

Commissioner Kayal: Supports continuance of item.

Motion to continue UP 16-009 in order for the applicant to revise the plans.

Commissioner Johnson/Kayal

VOTE: 4-0
AYES: All Commissioners present
NOES: None
ABSTAIN: None

6. DISCUSSION

A. CITY STAFF DISCUSSION:

- Review of 2016 Planning Commission Annual Report Presented to the City Council
- Announce upcoming Community Forums related to the City of San Bruno and San Bruno Community Foundation Public Facilities Visioning Process

- Review recent City of San Bruno Beautification Awards Xeriscape Landscape Improvements
- Select the November 10, 2016 Architectural Review Committee members: Kayal, Biasotti, and Johnson identified

B. PLANNING COMMISSION DISCUSSION:

8. ADJOURNMENT

Meeting was adjourned at 8:39 pm

David Woltering
Secretary to the Planning Commission
City of San Bruno

Rick Biasotti, Chair
Planning Commission
City of San Bruno

NEXT MEETING: November 15, 2016